

001677

BOOK 3126 PAGE 0149

KNOW ALL MEN BY THESE PRESENTS THAT
 PETER E. BOVENZI & FRANK G. BOVENZI
 of Leominster Worcester

County, Massachusetts.

in consideration of One Hundred Forty Five Thousand and 00/100 (\$145,000.00)
 Dollars

grant to DOUGLAS A. LeBLANC and MILES C. WASHBURN, TRUSTEES OF W.B.S.X. TRUST,
 under Declaration of Trust dated December 15, 1986 and recorded in the Hampshire
 County Registry of Deeds in Book 2869, Page 257

of 35 East Pleasant Street
 Amherst, MA

with warranty covenants

~~Whodanika~~

The land in Amherst, Hampshire County, Massachusetts with the buildings thereon,
 on the northwesterly side of East Pleasant Street, bounded and described as follows:

Beginning at a concrete bound on the northwesterly side of East Pleasant Street,
 marking the southeasterly corner of the land herein described; thence N. 70° 21' 30" W., one hundred four and fifty hundredths (104.50) feet to an iron pipe thence
 N. 23° 15' 30" E., one hundred fourteen and sixty hundredths (114.60) feet to a
 concrete bound; thence S. 55° 45' 30" E., one hundred seventeen and ten hundredths
 (117.10) feet to an iron pipe on the northwesterly side of East Pleasant Street;
 thence S. 37° 40' W., along East Pleasant Street, fifty three and fifty hundredths
 (53.50) feet to an iron pipe; thence S. 18° 50' W. along East Pleasant Street, thirty-
 four (34.00) feet to the place of beginning. Containing 10,727 square feet of
 land.

Being shown on plan entitled "Plan of Assessors' Lot No. 11c-254, 10,727 square feet
 of Land and Dwell. at 116 E. Pleasant St., Amherst, Hampshire Co., Massachusetts
 Property of Ruth M. Twiss and Marion C. Wheeler", dated November 11, 1963, by Tracy
 B. Slack, Registered Land Surveyor, recorded in Hampshire County Registry of Deeds,
 Plan book 64, Page 70.

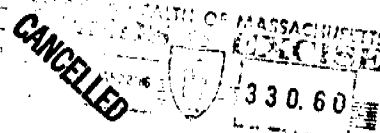
The above described parcel is a portion of Lot #1 as shown on a plan entitled
 "Property of George W. Westcott and Adrian H. Lindsey", surveyed by F. C. Moore in
 April, 1934, and recorded in said Registry, Plan Book 19, Page 54.

TOGETHER WITH a right of way to pass and repass, on foot and with vehicles, in common
 with others, over the roadway running along the southwesterly side of Lot #2 as shown
 on the Plan Book 19, Page 54 plan, and as shown on the Plan Book 64, Page 70 plan,
 with right of way being eighteen (18) feet in width and leading from the rear of
 the premises to said East Pleasant Street.

TOGETHER WITH and SUBJECT TO all other rights of way and easements of record,
 including those to which reference is made in deed of Walter L. Stevens, Trustee to
 The Hampshire Company, dated July 31, 1928, recorded in said Registry, Book 487,
 Page 432, and in deed of The Hampshire Company to George W. Westcott and Adrian
 H. Lindsey, dated June 19, 1934, recorded in said Registry, Book 896, Page 381.

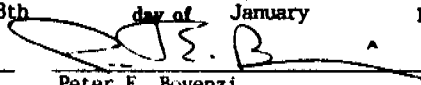
Being the same premises conveyed to grantor by deed from J. Edward Sunderland dated
 May 23, 1985 recorded with said Registry in Book 2569, Page 27.

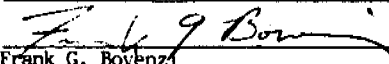
116 Pleasant Street, Amherst, MA



BOOK 3126 PAGE 0150

Executed as a sealed instrument this 28th day of January 19 88


Peter E. Bovenzi


Frank G. Bovenzi

The Commonwealth of Massachusetts

Worcester

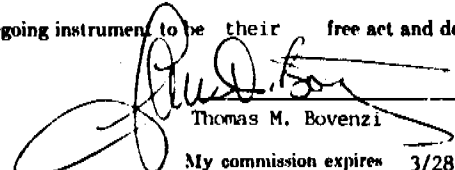
ss.

January 28,

19 88

Then personally appeared the above named Peter E. Bovenzi &
Frank G. Bovenzi

and acknowledged the foregoing instrument to be their free act and deed,
before me,



Thomas M. Bovenzi

Notary Public
Justice of the Peace

My commission expires 3/28/91

19

Hampshire ss.

 Jan. 29 1988 at 3 o'clock and 12 minutes P.M., Rec'd, ent'd and
exam'd with Hampshire Reg. of Deeds, Book 3126 Page 149

Attest

REGISTER